

COUNTY OF YORK

MEMORANDUM

DATE: November 6, 2001 (BOS Mtg. 11/20/01)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. UP-584-01, Robert and Sheri Mann

ISSUE

This application requests a special use permit, pursuant to Section 24.1-306 of the York County Zoning Ordinance (category 1, number 6), to authorize the expansion of an existing accessory structure in conjunction with a single-family dwelling, for the purpose of operating a bed and breakfast establishment. The property is located at 121 Lafayette Road and is further identified as Assessor's Parcel No.19A-(1)-F-12.

DESCRIPTION

- Property Owner: Robert and Sheri Mann
- Location: 121 Lafayette Road
- Area: 0.2 acre
- Frontage: 100 feet on Lafayette Road (Route 650)
100 feet on Moore House Road (Route 676)
- Utilities: Public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: Medium-density residential
- Zoning Classification: R20 – Medium density single-family residential
- Existing Development: Single-family detached home and accessory structure
- Surrounding Development:
 - North: Moore House Road; single-family dwelling beyond
 - East: Single-family dwelling
 - South: Single-family dwelling
 - West: Single-family dwelling
- Proposed Development: Two-suite bed and breakfast inn

CONSIDERATIONS/CONCLUSIONS

1. The applicants wish to establish a two-suite bed and breakfast inn through the expansion of an existing structure that is accessory to their single-family residence. The subject property is a “through” lot with frontage on both Lafayette Road and Moore House Road. The accessory structure is located on the Moore House Road portion of the lot, which is considered to be the “rear yard” pursuant to Section 24.1-221 of the Zoning Ordinance.
2. Section 24.1-409 of the Zoning Ordinance specifies a series of performance standards that apply to the operation of bed and breakfast establishments. The general purpose of these standards is to limit the size, scale, and visibility of the bed and breakfast establishment in order to ensure that they remain incidental and subordinate to the residential use of the property and to prevent adverse impacts on surrounding homes. In addition, the bed and breakfast should not change the residential character of the home or the neighborhood. The Zoning Ordinance defines a bed and breakfast as “A dwelling in which, for compensation, meals and overnight accommodations are provided for transitory guests. The operator of the inn shall live on the premises or in an adjacent premises.” Conditions have been placed in the proposed approving resolution to reference conformance with the definition and performance standards.
3. The subject parcel contains a single-family dwelling and a detached two-story (456 square feet) accessory structure. The applicants propose to operate a two-suite bed and breakfast within the accessory structure. Breakfast will be cooked and served in the principal dwelling. The suites will be arranged on separate floors and are designed to have the same floor plan. The applicants propose to construct an approximately 580-square foot addition to the existing structure to facilitate the suite concept. The existing space on each floor is designated to be the sitting area. The proposed additions will accommodate a bedroom and bathroom on either end of the existing structure. The total proposed area for the bed and breakfast will not exceed 1,050 square feet.
4. The subject property can accommodate both the residential parking requirement (two spaces) and the off-street parking demand (two spaces) generated by the proposed bed and breakfast. The home has a two-car garage and a driveway measuring approximately 10 feet in width and 110 feet in length. The driveway extends onto the property from Moore House Road. Since the minimum parking space dimensions in York County are 9 feet by 18 feet, the driveway can accommodate up to six cars. In addition, because of the size of the operation, traffic impacts are not anticipated to be significant.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this application at its regular meeting on October 10 and, subsequent to conducting a public hearing at which the applicants spoke in support of the application and one adjacent property owner spoke in opposition, voted (6:1) to recommend approval of the bed and breakfast. The application before the Planning Commission had also requested a use permit for an accessory apartment (as an alternate use) in the event the bed and breakfast request was denied. The Planning Commission voted (4:3) to recommend denial of the accessory apartment. The applicants contacted staff after

the Planning Commission meeting and withdrew their alternate request for an accessory apartment.

COUNTY ADMINISTRATOR RECOMMENDATION

While the subject parcel is not located in the Yorktown historic village, its close proximity to the village warrants consideration with respect to the overall revitalization effort. The Yorktown Master Plan supports bed and breakfast establishments in the historic village similar to the one proposed by the applicants. Such accommodations enhance visitor opportunities and experiences in Yorktown. The proposed bed and breakfast establishment is a small-scale operation and is not likely to have any adverse impacts on the surrounding area or the residential character of the neighborhood. I am confident that the proposed conditions will ensure that it remains a small-scale operation, consistent with the intent of the bed and breakfast standards of the Zoning Ordinance and the character of Yorktown. Therefore, based upon the considerations and conclusions noted above, I recommend that the Board of Supervisors approve this request subject to the conditions contained in proposed Resolution No. R01-191.

Carter/3337

Attachments

- Planning Commission excerpts, October 10, 2001
- Zoning Map
- Vicinity Map
- Sketch Plan
- Existing Elevations and Floor Plans
- Proposed Elevations and Floor Plans
- Proposed Resolution No. R01-191